

**PREMIER  
LOCATION**

# FOR SALE

3501 TULLY ROAD • MODESTO • CA • 95350-1040



*The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:*

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1957 REAL ESTATE

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# PROPERTY SUMMARY

<b>ADDRESS:</b>	3501 Tully Road • Modesto	<b>COUNTY:</b>	Stanislaus County
<b>SALES PRICE:</b>	\$2,000,000.00	<b>PROPERTY TYPE:</b>	Commercial Office
<b>AVAILABLE SIZE:</b>	± 6,614 SF	<b>PARCEL NUMBER:</b>	054-038-008
<b>LOT SIZE (SF/AC):</b>	± 26,136 SF / ± 0.6 AC	<b>PROCURING BROKER FEE:</b>	2.5%

**PROPERTY DESCRIPTION:**

Exceptional investment opportunity at 3501 Tully Road, Modesto, CA. This strategically located property consists of two suites, with one currently leased to US Bank, ensuring a reliable income stream. The property offers excellent visibility and accessibility in a high-traffic area, making it ideal for a variety of uses, real estate, healthcare, accounting, lending or other professional office. Situated on the corner of a major thoroughfare, the site benefits from strong demographics and proximity to local amenities. With ample parking and flexible zoning, this property provides a rare chance to establish or expand your business in a thriving commercial corridor.

**FEATURES:**

**SUITE A**

- Leased to US Bank for the Past 20 Years

**SUITE B - AVAILABLE TO OCCUPY**

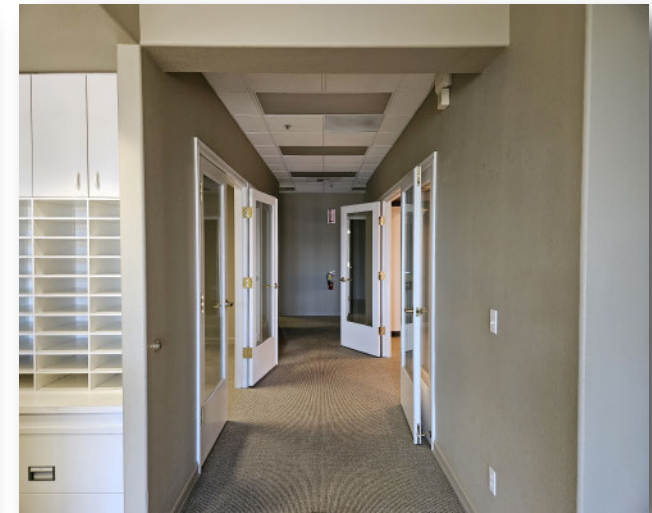
- Eleven (11) Private Offices
- Two (2) Conference Rooms
- Large Reception Area
- Two (2) Copy/Storage Areas
- Kitchenette
- Three (3) Restrooms



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# PHOTO GALLERY



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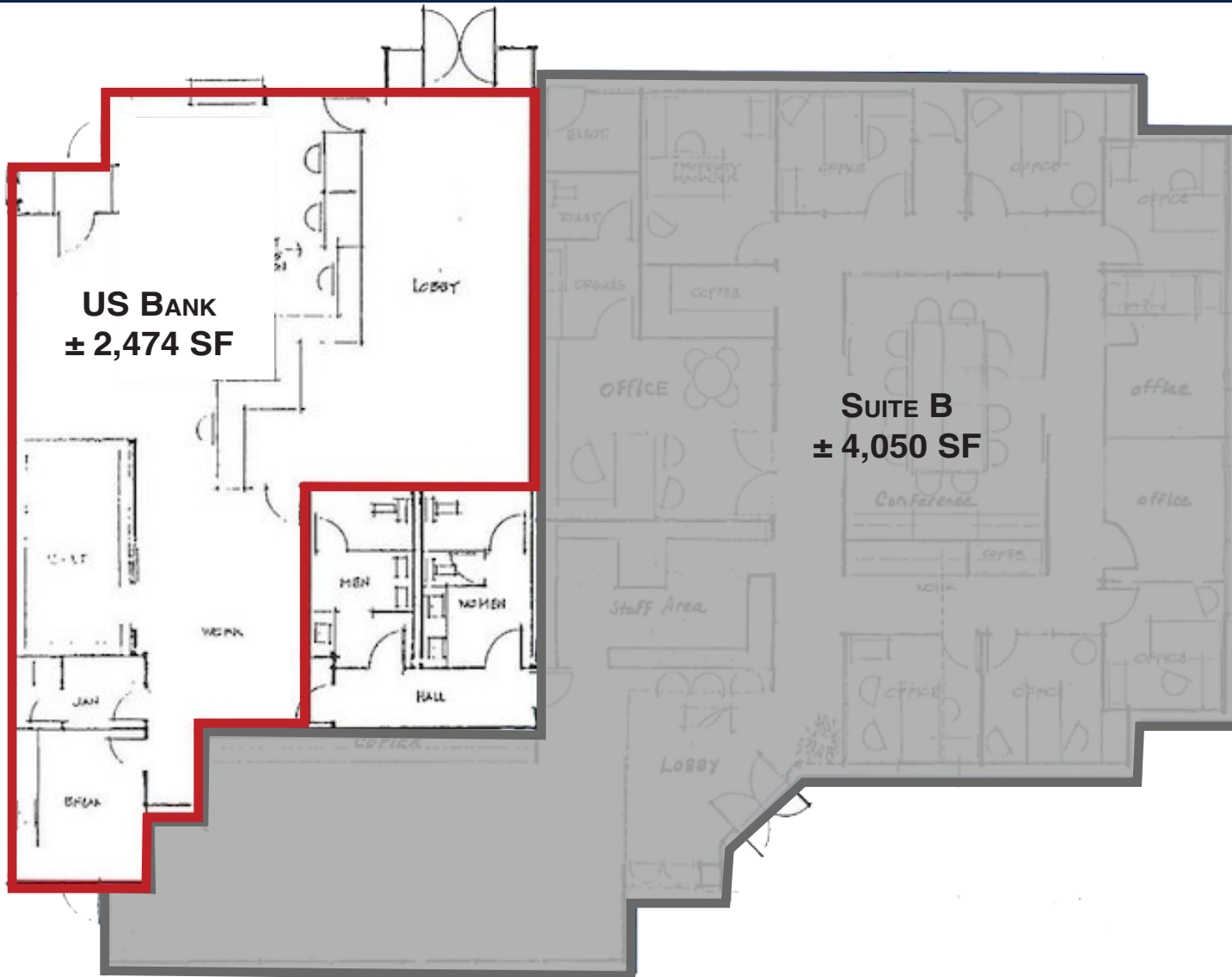
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# FLOOR PLAN

SUITE A



**US BANK**  
**± 2,474 SF**

**SUITE B**  
**± 4,050 SF**

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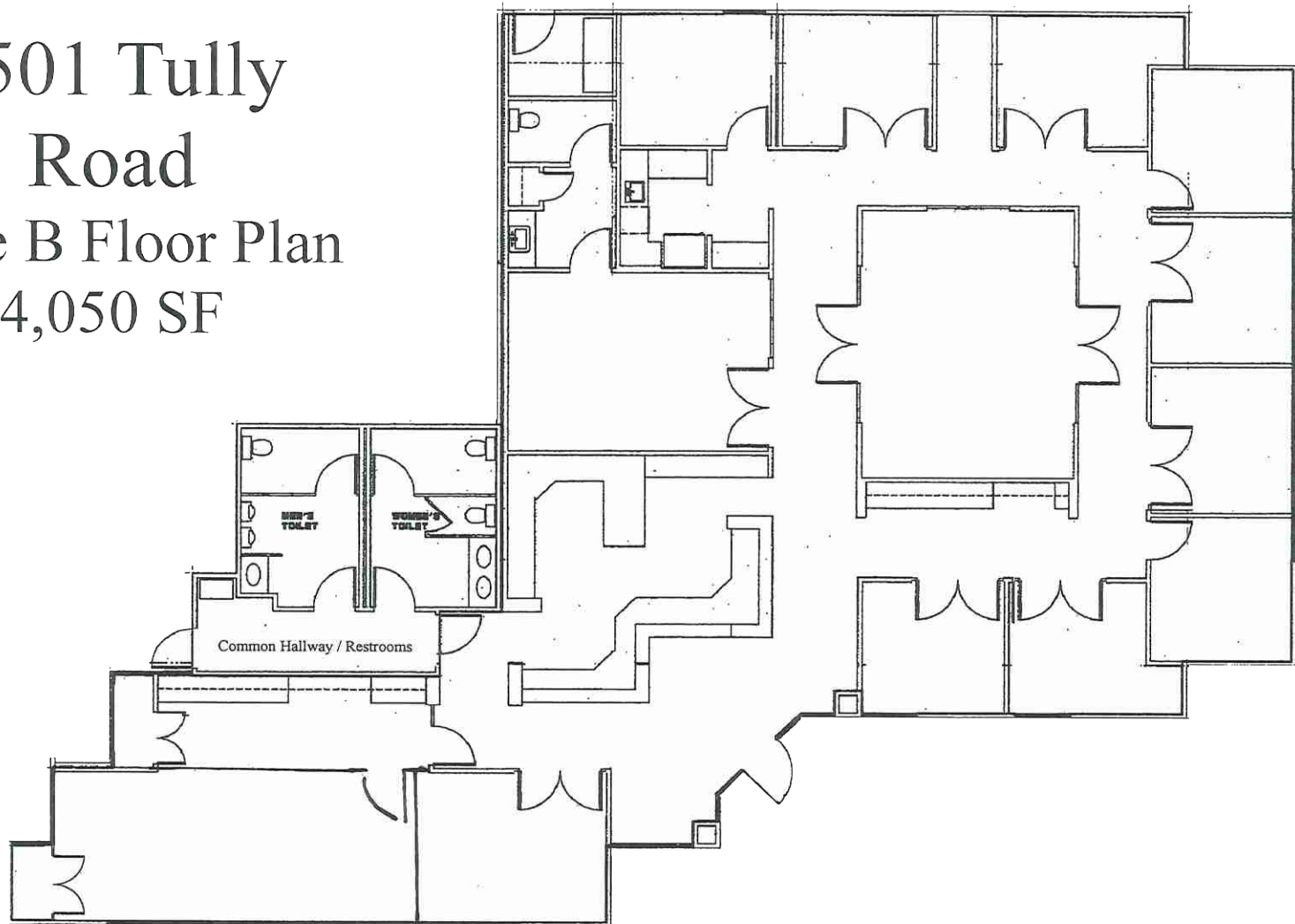
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# FLOOR PLAN

**SUITE B**

3501 Tully  
Road  
Suite B Floor Plan  
4,050 SF



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# LOCATION MAP



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# AERIAL VIEW



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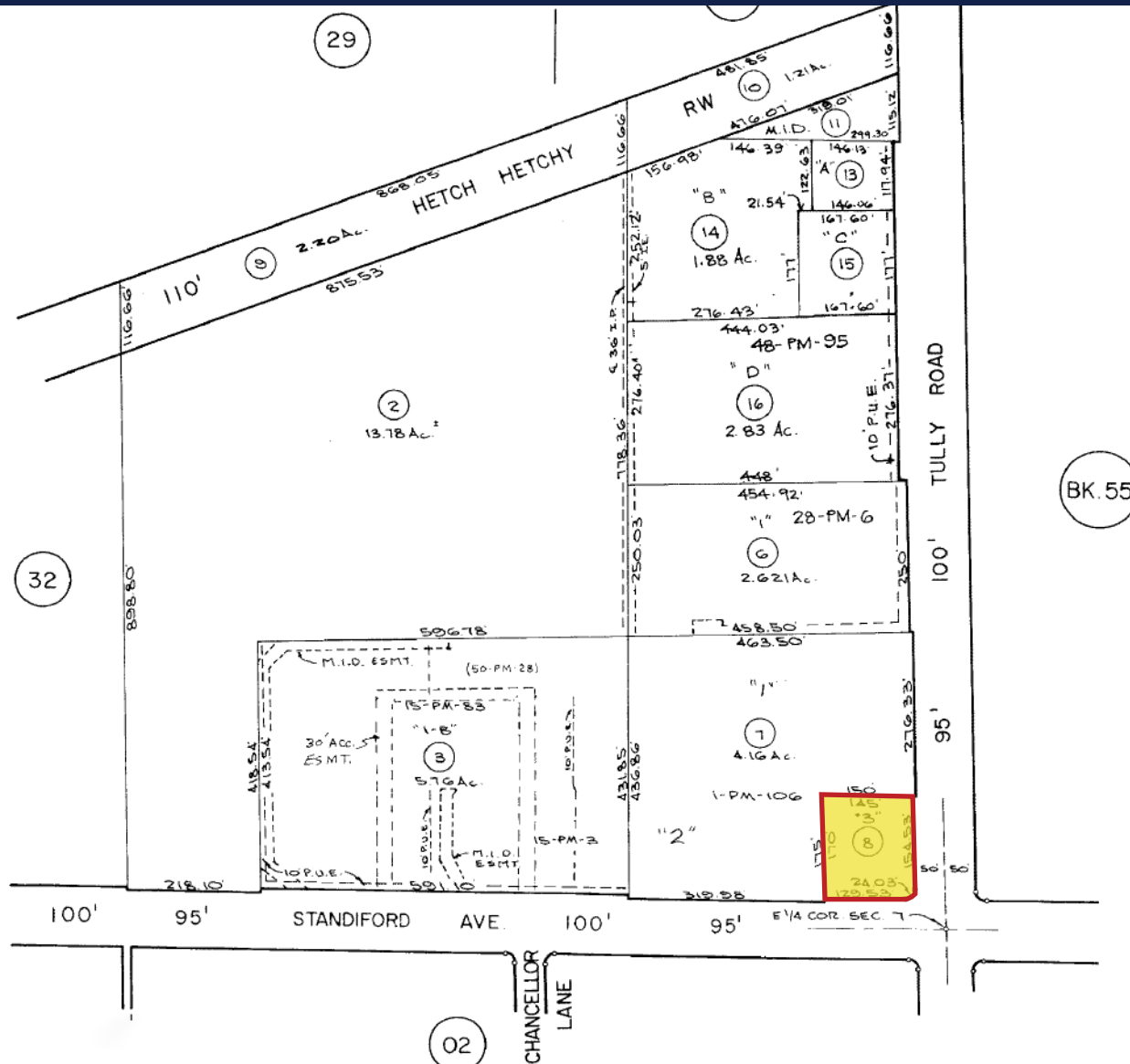
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# PARCEL MAP



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